

EXHIBIT A

Fill in this information to identify the case:

Debtor 1 MARK HAYNES a/k/a MARQUELL HAYNES

Debtor 2
(Spouse, if filing) _____

United States Bankruptcy Court for the: Southern District of New York

Case number 23-11977

Official Form 410

Proof of Claim

04/22

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. Do not send original documents; they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: Identify the Claim

1. Who is the current creditor?

FIFTH AND 106TH ST. ASSOCIATES, L.P.

Name of the current creditor (the person or entity to be paid for this claim)

Other names the creditor used with the debtor _____

2. Has this claim been acquired from someone else?

☒ No

☐ Yes. From whom? _____

3. Where should notices and payments to the creditor be sent?

Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)

Where should notices to the creditor be sent?

DEAN DREIBLATT C/O ROSE AND ROSE

Name

291 BROADWAY, 13TH FLOOR

Number Street

NEW YORK

NY

10007

City

State

ZIP Code

Contact phone 212 349-3366

Contact email DDREIBLATT@ROSEANDROSELA

Where should payments to the creditor be sent? (if different)

Name

Number Street

City

State

ZIP Code

Contact phone _____

Contact email _____

Uniform claim identifier for electronic payments in chapter 13 (if you use one):

4. Does this claim amend one already filed?

☒ No

☐ Yes. Claim number on court claims registry (if known) _____

Filed on

MM / DD / YYYY

5. Do you know if anyone else has filed a proof of claim for this claim?

☒ No

☐ Yes. Who made the earlier filing? _____

Southern District of New York

Claims Register

23-11977-pb Mark Haynes**Judge:** Philip Bentley**Chapter:** 13**Office:** Manhattan**Last Date to file claims:** 02/16/2024**Trustee:** Thomas C. Frost**Last Date to file (Govt):**

Creditor: (8246923)
 FIFTH AND 106TH ST. ASSOCIATES,
 L.P.
 C/O ROSE AND ROSE
 291 BROADWAY, 13TH FLOOR
 NEW YORK, NY 10007

Claim No: 1
Original Filed
Date: 12/11/2023
Original Entered
Date: 12/11/2023

Status:
Filed by: CR
Entered by: Dean Dreiblatt
Modified:

Amount claimed: \$149511.00

History:

Details 1-1 12/11/2023 Claim #1 filed by FIFTH AND 106TH ST. ASSOCIATES, L.P., Amount claimed:
 \$149511.00 (Dreiblatt, Dean)

Description: (1-1) RENT ARREARS**Remarks:**

Creditor: (8247383)
 New York State Department of Tax &
 Finance
 Bankruptcy Section
 P O Box 5300
 Albany New York 12205-0300

Claim No: 2
Original Filed
Date: 12/13/2023
Original Entered
Date: 12/13/2023

Status:
Filed by: CR
Entered by: David M Pugliese
Modified:

Amount claimed: \$460.53

Priority claimed: \$460.53

History:

Details 2-1 12/13/2023 Claim #2 filed by New York State Department of Tax & Finance, Amount claimed:
 \$460.53 (Pugliese, David)

Description: (2-1) pre petition proof of claim**Remarks:**

Creditor: (8246649)
 Department of the Treasury
 Internal Revenue Service
 PO Box 145595
 Cincinnati, OH 45250

Claim No: 3
Original Filed
Date: 01/09/2024
Original Entered
Date: 01/09/2024

Status:
Filed by: CR
Entered by: Maria Valerio
Modified:

Amount claimed: \$4744.54

Secured claimed: \$4744.54

Priority claimed: \$0.00

History: Exhibit Page 4 of 7

Details 3-1 01/09/2024 Claim #3 filed by Department of the Treasury, Amount claimed: \$4744.54 (Valerio, Maria)

Description:

Remarks:

Creditor: (8432310)
U.S. Bank National Association
c/o U.S. Bank Home Mortgage,
a division of U.S. Bank N.A.
2800 Tamarack Road
Owensboro, Kentucky 42301

Claim No: 4
Original Filed
Date: 01/16/2024
Original Entered
Date: 01/16/2024

Status:
Filed by: CR
Entered by: Natalie Lea
Modified:

Amount claimed: \$209994.74

Secured claimed: \$209994.74

History:

doc 01/25/2024 Notice of Postpetition Mortgage Fees, Expenses, and Charges (Rule 3002.1) with Certificate of Service Re: Claim # 4 filed by U.S. Bank National Association.(Suri, Mukta)

Details 4-1 01/16/2024 Claim #4 filed by U.S. Bank National Association, Amount claimed: \$209994.74 (Lea, Natalie)

Description:

Remarks:

Creditor: (8440078)
Citibank, N.A.
5800 S Corporate Pl
Sioux Falls, SD 57108-5027

Claim No: 5
Original Filed
Date: 02/15/2024
Original Entered
Date: 02/15/2024

Status:
Filed by: CR
Entered by: Mary Fry
Modified:

Amount claimed: \$1086.08

History:

Details 5-1 02/15/2024 Claim #5 filed by Citibank, N.A., Amount claimed: \$1086.08 (Fry, Mary)

Description: (5-1) Money Loaned

Remarks:

Creditor: (8440237)
JPMorgan Chase Bank, National
Association
Chase Records Center
Attn: Correspondence Mail
Mail Code LA4-5555
700 Kansas Lane
Monroe, LA 71203

Claim No: 6
Original Filed
Date: 02/16/2024
Original Entered
Date: 02/16/2024

Status:
Filed by: CR
Entered by: Tammy L. Terrell Benoza
Modified:

Amount claimed: \$138566.89

Secured claimed: \$138566.89

History:

OneSite Rents v3.0

12/08/2023

SHP Management Corp - Lakeview Apartments

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RESIDENT CHARGES/PAYMENTS LEDGER

10/01/2019 through 12/08/2023

res-370-002

Parameters: Show transactions beginning - 10/01/2019 Select Status - All; Ledger Type - Resident; SubJournals - RESIDENT;

Personal info		Lease info		Scheduled Billing		Ledger info	
Name:	MARK HAYNES	Market Rent:	3,997.00	Lease Rent:	3,911.00	Previous Balance:	0.00
		Move-In:	10/01/2008	Other Charges:	0.00	Charges:	206,261.00
		Lease Begin:	10/01/2008	Other Credits:	0.00	Payments:	56,715.00
Bldg/Unit:	104-15B	Lease End:	09/30/2009			Credits:	0.00
Status:	Current resident	Move-Out:				Current Balance:	149,546.00
Contact info:		Notice Given:					
	(M) (212) 410-1700	Notice For:					
email:	unit10415b@noemail.com					Deposits On Hand:	747.00
						Deposits Due:	0.00

Ledger Detail

Date	Period	Bldg/Unit	Transaction Code	Description	Journal	Document #	Charge	Credit	Balance
								Balance Forwarded:	0.00
10/01/2019	032022	104-15B	CA - RENT	RENT	RESIDENT		1,766.00		1,766.00
11/01/2019	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		5,547.00
12/01/2019	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		9,328.00
01/01/2020	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		13,109.00
01/16/2020	032022	104-15B	CB - LATEFEE	LATEFEE	RESIDENT		15.00		13,124.00
01/31/2020	032022	104-15B	CA - RENT	RENT	RESIDENT		12,565.00		25,689.00
02/01/2020	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		29,470.00
02/16/2020	032022	104-15B	CB - LATEFEE	LATEFEE	RESIDENT		15.00		29,485.00
03/01/2020	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		33,266.00
03/16/2020	032022	104-15B	CB - LATEFEE	LATEFEE	RESIDENT		15.00		33,281.00
04/01/2020	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		37,062.00
05/01/2020	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		40,843.00
06/01/2020	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		44,624.00
07/01/2020	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		48,405.00
08/01/2020	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		52,186.00
09/01/2020	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		55,967.00
10/01/2020	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		59,748.00
11/01/2020	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		63,529.00
12/01/2020	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		67,310.00
01/01/2021	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		71,091.00
02/01/2021	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		74,872.00
03/01/2021	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		78,653.00
04/01/2021	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		82,434.00
05/01/2021	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		86,215.00
06/01/2021	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		89,996.00
07/01/2021	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		93,777.00
08/01/2021	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		97,558.00
09/01/2021	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		101,339.00
10/01/2021	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		105,120.00
11/01/2021	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		108,901.00
12/01/2021	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		112,682.00
01/01/2022	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		116,463.00
02/01/2022	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		120,244.00
03/01/2022	032022	104-15B	CA - RENT	RENT	RESIDENT		3,781.00		124,025.00
04/01/2022	042022	104-15B	CA - RENT	RENT	RESIDENT		3,911.00		127,936.00
04/21/2022	062022	104-15B	PZ - PMTCHECK	Payment By Check - HAYNES	RESIDENT	wire transfer ERAP		56,715.00	71,221.00
05/01/2022	052022	104-15B	CA - RENT	RENT	RESIDENT		3,911.00		75,132.00
06/01/2022	062022	104-15B	CA - RENT	RENT	RESIDENT		3,911.00		79,043.00
06/05/2022	082022	104-15B	CB - LATEFEE	Late Charges	RESIDENT		5.00		79,048.00
07/01/2022	072022	104-15B	CA - RENT	RENT	RESIDENT		3,911.00		82,959.00

OneSite Rents v3.0

12/08/2023

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res-370-002

RESIDENT CHARGES/PAYMENTS LEDGER

10/01/2019 through 12/08/2023

Parameters: Show transactions beginning - 10/01/2019 Select Status - All; Ledger Type - Resident; SubJournals - RESIDENT;

08/01/2022	082022	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	86,870.00
08/09/2022	082022	104-15B	CB - LATEFEE	Late Charges	RESIDENT	8.00	86,878.00
09/01/2022	092022	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	90,789.00
09/08/2022	092022	104-15B	CB - LATEFEE	Late Charges	RESIDENT	7.00	90,796.00
10/01/2022	102022	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	94,707.00
10/08/2022	102022	104-15B	CB - LATEFEE	Late Charges	RESIDENT	5.00	94,712.00
11/01/2022	112022	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	98,623.00
11/08/2022	112022	104-15B	CB - LATEFEE	Late Charges	RESIDENT	7.00	98,630.00
12/01/2022	122022	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	102,541.00
12/07/2022	122022	104-15B	CB - LATEFEE	Late Charges	RESIDENT	8.00	102,547.00
01/01/2023	012023	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	106,458.00
01/08/2023	012023	104-15B	CB - LATEFEE	Late Charges	RESIDENT	5.00	106,463.00
02/01/2023	022023	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	110,374.00
02/06/2023	022023	104-15B	CB - LATEFEE	Late Charges	RESIDENT	5.00	110,379.00
03/01/2023	032023	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	114,290.00
03/07/2023	032023	104-15B	CB - LATEFEE	Late Charges	RESIDENT	6.00	114,296.00
04/01/2023	042023	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	118,207.00
04/06/2023	042023	104-15B	CB - LATEFEE	Late Charges	RESIDENT	5.00	118,212.00
05/01/2023	052023	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	122,123.00
05/08/2023	052023	104-15B	CB - LATEFEE	Late Charges	RESIDENT	7.00	122,130.00
06/01/2023	062023	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	126,041.00
06/06/2023	062023	104-15B	CB - LATEFEE	Late Charges	RESIDENT	5.00	126,046.00
07/01/2023	072023	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	129,957.00
07/06/2023	072023	104-15B	CB - LATEFEE	Late Charges	RESIDENT	5.00	129,962.00
08/01/2023	082023	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	133,873.00
08/10/2023	082023	104-15B	CB - LATEFEE	Late Charges	RESIDENT	9.00	133,882.00
09/01/2023	092023	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	137,793.00
09/06/2023	092023	104-15B	CB - LATEFEE	Late Charges	RESIDENT	5.00	137,798.00
10/01/2023	102023	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	141,709.00
10/06/2023	102023	104-15B	CB - LATEFEE	Late Charges	RESIDENT	5.00	141,714.00
11/01/2023	112023	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	145,625.00
11/06/2023	112023	104-15B	CB - LATEFEE	Late Charges	RESIDENT	5.00	145,630.00
12/01/2023	122023	104-15B	CA - RENT	RENT	RESIDENT	3,911.00	149,541.00
12/06/2023	122023	104-15B	CB - LATEFEE	Late Charges	RESIDENT	5.00	149,546.00